

Document # 5394

4/11/91

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCELS 54D, 55 AND 55A
SOUTH END URBAN RENEWAL AREA PROJECT
NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Renewal Area Project No. MASS. R-56 (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the E. I. du Pont De Nemours & Co. Inc. has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels 54D, 55 and 55A in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the E. I. du Pont De Nemours & Co. Inc. be, and hereby is, tentatively designated as Redeveloper of Disposition Parcels 54D, 55 and 55A in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development; and
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended; and
- (c) Submission within Two-Hundred Seventy (270) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary equity funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final working drawings and specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcels 54D, 55 and 55A by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be, and hereby is, authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

HARRISON
AVE.

[illegible][illegible]

A hand-drawn floor plan of a building. The plan is oriented with 'EAST' at the top and 'ANDREWS' on the left side. The layout includes several rooms and a parking area:

- PARKING AREA**: Located at the top right.
- 3779**: A large room on the right side.
- 5346**: A room in the center.
- 4340**: A room at the top left.
- 31**: A small room at the top left, below 4340.
- 1200**: A room at the bottom left.
- 879**, **897**, **888**, **895**, **1016**: A row of five small rooms along the left wall, adjacent to Andrews.
- 1006**: A room indicated by a line pointing to the space between the 3779 and 5346 rooms.

CANTON ST.

19,419

19,419

BUSH ST.

7038

9366

ANDREWS ST.

19,404

5060

2336

2346

2346

2346

2346

2346

STREET

8959
181
2554
2693

3786	1757	1704	1667	4373
------	------	------	------	------

3616
FIRE DEPT
BOSTON
5084
1574
4753

STREET

STACK
14:50

MEMORANDUM

April 11, 1991

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER OF PARCELS 54D, 55
AND 55A, BOUNDED BY EAST DEDHAM AND PLYMPTON STREETS

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BOSTON REDEVELOPMENT AUTHORITY ("BRA") GRANT TENTATIVE DESIGNATION TO E. I. DU PONT DE NEMOURS & CO. INC. ("I. E. du Pont") AS REDEVELOPER OF PARCELS 54D, 55 AND 55A FOR THE PURPOSE OF PURCHASING THE PARCELS FOR EMPLOYEE PARKING.

Parcels 54D, 55 and 55A are bounded by East Dedham and Plympton Streets in the South End Urban Renewal Area, Project No. Mass. R-56. These three parcels combined incorporated approximately 30,176 square feet of vacant land in a M-2 zoning district. The three above-mentioned parcels and an abutting parcel are currently leased to E. I. du Pont for employee parking. The total land area which is under lease to E. I. du Pont is 51,173 square feet.

On January 30, 1991, the BRA authorized the advertisement of a Request for Proposals ("RFP") for the redevelopment of Parcels 54D, 55 and 55A. The RFP guidelines called for the redevelopment of the parcels as commercial and/or light manufacturing uses or for interim uses with the development not to exceed five years. The only proposal received in response to the RFP was from E. I. du Pont.

E. I. du Pont's proposal calls for the purchase of the three parcels, consisting of 30,176 square feet, for use as employee parking. Furthermore, E. I. du Pont proposes to continue to lease from the BRA the abutting parcel for employee parking until such time its Capital Facilities Plan has been implemented.

E. I. du Pont's Boston area facility, formerly the New England Nuclear Company, has been located in the South End since 1956. In Boston, E. I. du Pont is dedicated to health care and life science research and manufacturing. Since 1985 E. I. du Pont has invested over \$10,000,000 in the South End location. For the next three years it plans to invest an additional \$15,000,000 of renovations to its plant. Furthermore, over the next five to seven years E. I. du Pont anticipates a 10% growth annually. Its current annual sales from the Boston area facility are in excess of \$100,000,000.

E. I. du Pont currently employs 330 full time employees in its Boston area facility of which 107 are Boston residents. This company has demonstrated progress in its efforts to recruit and promote women and minorities, as well as South End residents. Of the 330 jobs in the Boston area facility, 18% of its employees are minorities and 40% are women. In addition, E. I. du Pont has continued to address the needs of working parents, the upward mobility of women and minorities and program for disabilities. During the past five years women have accounted for 33 percent and minorities 15 percent of the college graduated recruited by du Pont in the United States.

To proceed with its future development in the South End, E. I. du Pont has prepared a Capital Facilities Plan in support of its anticipated business growth. E. I. du Pont's plan calls for the renovation of its facility at 575 Albany Street, the purchase of Parcels 54D, 55 and 55A from the BRA, and the discontinuance of East Dedham Street. As part of its plan, E. I. du Pont is currently renovating its 575 Albany Street facility. The ability to purchase the three parcels from the BRA at this time would allow E. I. du Pont's Medical Products Department to prepare the annual budget for new construction expenditures for review and approval, including Capital Projects.

The property will be appraised based upon independent appraisal for use as employee parking. Should the property be developed for uses other than parking at a later date a further appraisal will be made based upon proposed uses. Additional compensation may be due the BRA upon such appraisal.

It is, therefore, recommended that E. I. du Pont De Nemours & Co. Inc. be granted tentative designation as redeveloper of Parcels 54D, 55 and 55A, consisting of about 30,176 square feet of vacant land, for the purpose of purchasing the parcels for use as employee parking.

An appropriate vote follows:

VOTED: That the BRA hereby adopts the resolution entitled "Resolution of the Boston Redevelopment Authority, April 11, 1991, Re: Tentative Designation of Redeveloper of Parcels 54D, 55 and 55A, bounded by East Dedham and Plympton Streets in the South End Urban Renewal Area, Project No. Mass. R-56.